

# THE STRAND COMMUNITY PRESENTATION

## APRIL 1, 2008

Washington Metropolitan Community Development Corporation |  
Banneker Ventures



# THE STRAND REDEVELOPMENT

*Restoring Deanwood Together*



**Pastor Stephen E. Young Sr, Washington Metropolitan CDC/Holy Christian House of Praise**

**Warren Williams, Banneker Ventures**

# THE STRAND REDEVELOPMENT

## Project Commitments

- ▶ New Retailers to Meet Neighborhood Needs
- ▶ Affordable Office Space for Local Businesses & Entrepreneurs & Community Cultural Space
- ▶ Community Collaboration
- ▶ Job Opportunities for Adults and Youth
- ▶ Highest Quality Team, Tenants and Execution

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# THE STRAND REDEVELOPMENT

## A Retail, Business and Community Destination

By combining the Strand Theatre with the adjacent property owned by WMCDC we can build a larger project (36,000 square feet) with space for more retailers and businesses.

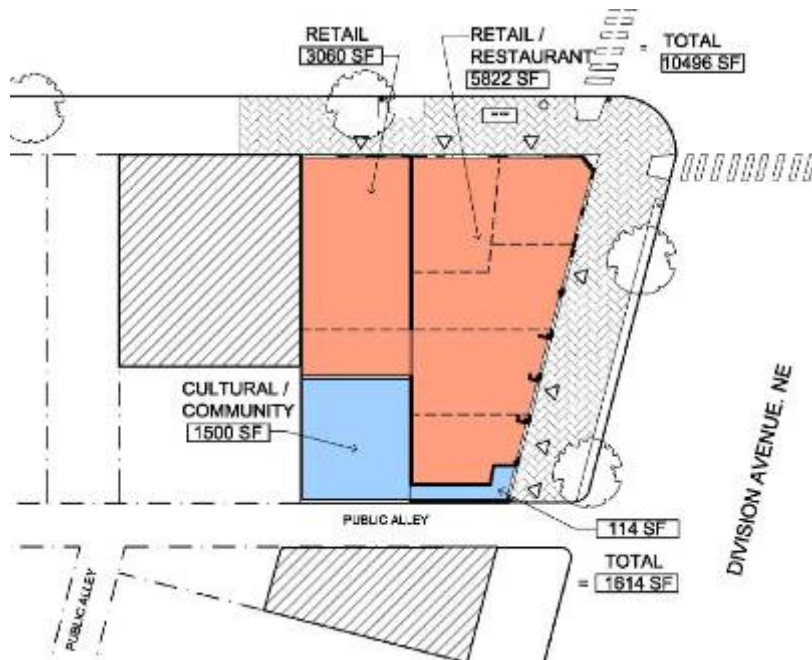
LAND USE	SQUARE FEET
Retail & Restaurants	18,000 SF
Affordable Office Space	17,000 SF
Cultural/Arts Space	1,600 SF
Estimated Timing	18 – 24 months



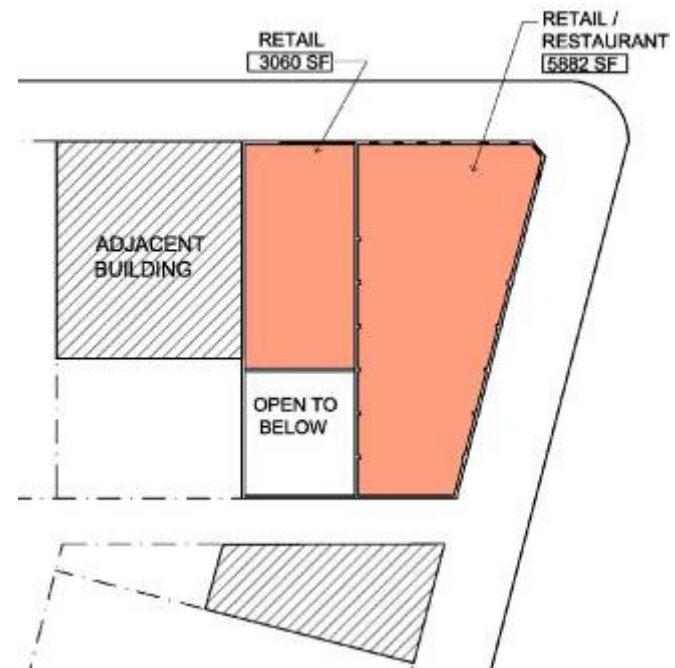
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# THE STRAND REDEVELOPMENT

## GROUND FLOOR



## SECOND FLOOR

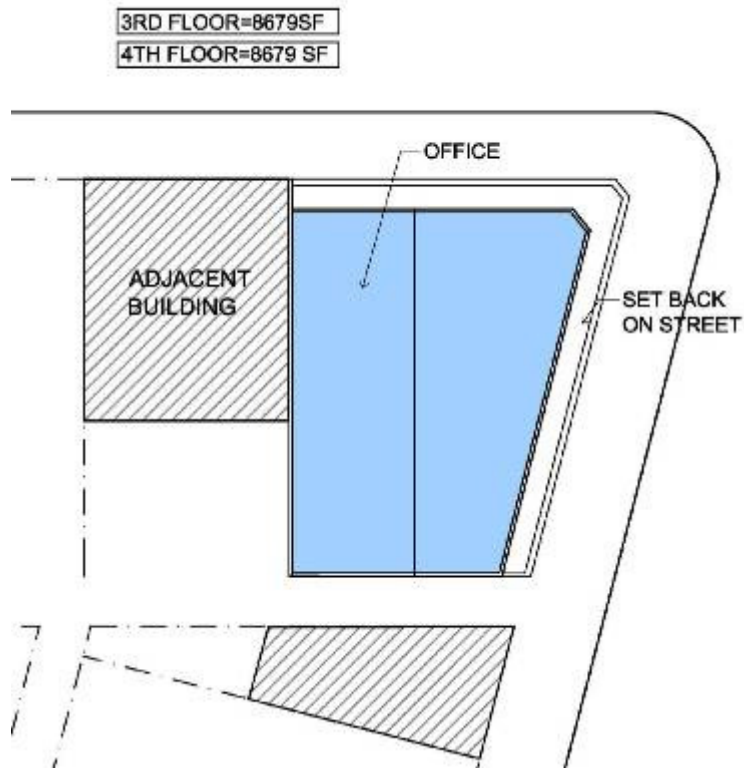


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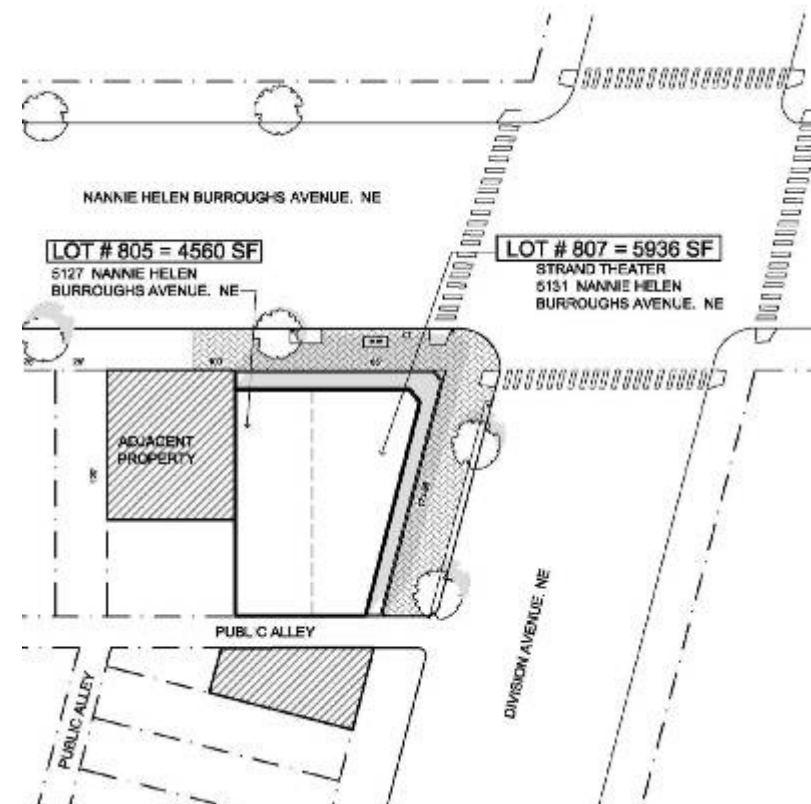


# THE STRAND REDEVELOPMENT

## 3<sup>rd</sup> and 4<sup>th</sup> FLOOR



## ROOF



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# THE STRAND REDEVELOPMENT

## The Possibilities ...



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# THE STRAND REDEVELOPMENT

## Bringing New Businesses to Deanwood

### ► **Sinfully Wright Catering & Café**

- DC business since 1989 – located on Trenton Street, SE
- Provides full service catering services and café

### ► **Positive Choices**

- DC business since 2003
- Provides Mentoring, Tutorial, Athletics, Dance for youth

### ► **Advanced Advisors Academy**

- Financial Planning & Advisory Services

### ► **Gerald Family Care**

- Family Doctor's Office

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## Community Collaboration

- ▶ Community space available for multiple Deanwood civic, arts and neighborhood organizations
- ▶ Marshall Heights Community Development Organization's - Business Development Service Department
- ▶ Development Retail Committee to provide input for the types of retailers and businesses to fill remaining space



# THE STRAND REDEVELOPMENT

## Workforce Development

- ▶ Development expected to create 35-45 new construction jobs
- ▶ Blue Skye Construction hires community residents, young adults and ex-offenders apprenticeship construction jobs starting at \$14/hour.
- ▶ Development expected to create 30 – 40 new permanent jobs in retail, restaurant and office employment
- ▶ All Businesses are committed to hiring Deanwood/Ward 7 residents first

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# THE STRAND REDEVELOPMENT

TEAM MEMBER	ROLE/RESPONSIBILITY
<b>Washington Metropolitan CDC/Holy Christian House of Praise</b>	<b>Project Owner</b> <ul style="list-style-type: none"><li>-Community stakeholder</li><li>-Owns adjacent property</li><li>-Committed to the revitalization of Deanwood</li></ul>
<b>Banneker Ventures – LSDBE Green Door Advisors – LSDBE</b>	<b>Fee Developer / Development Consultant</b> <ul style="list-style-type: none"><li>-Ensures that project is development</li><li>-Projects Include: NW-1 New Community, Walker Jones Elementary School, Warrenton Condos, Warrenton West Condos, Park Morton</li></ul>
<b>Blue Skye Construction – LSDBE</b>	<b>Construction Manager</b> <ul style="list-style-type: none"><li>-Brings together trades/subcontractors</li><li>-Implements construction</li><li>-Projects Include: 4427 Hayes Street, Multiple DCPS locations, C Street SE, Benning Rd Condos</li></ul>

# THE STRAND REDEVELOPMENT

TEAM MEMBER	ROLE
Martinez & Johnson – LSDBE	<p>Project Architect</p> <ul style="list-style-type: none"><li>-World Class Architect</li><li>-Currently working on Howard Theatre redevelopment</li><li>-Ensures highest standards of design brought to the project</li></ul>





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